



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:41:58
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Assessment Data				Primary Image							
Account	660106189			No Image On File							
Parcel ID	000000-0004-016-0-000-00										
Cadastral ID	08-21-15-06030										
Property Type	REAL - Real Property										
Property Class	RRP	VI Area	4								
Tax Area	7 - OWASSO/LIMESTONE FIRE										
Name ID	323896										
BIRCHWOOD DEVELOPMENT LLC											
PO BOX 874 OWASSO OK 74055-0000											
Parcel Location											
Situs											
Subdivision	BIRCHWOOD										
Lot/Block	0016 / 0004	Parcel Size	1 - Lots								
Sec/Twn/Rng	8 / 21 / 15 / 5										
Neighborhood	1142 - R-V01-SW OWASSO										
School District	S021 - OWASSO SCHOOLS										
Legal Description Lat/Long: 36.30976377 -95.73904866				Building Permits							
LOT 16 BLOCK 4 BIRCHWOOD				Number	Description	Opened	Closed	Amount			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
Parcel Valuation											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax			
Remove Cap		Land Value	9,678	9,678	11%	1,065	Assessed	1,065	115.59		
Year Frozen		Improvements	0	0		0	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00		
TIF Project ID	0	Total Value	9,678	9,678		1,065	Total Taxable	1,065	116.00		
Assessment History											
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax				
2025	2025-660106189	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	115.00				
2024	2024-660106189	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	117.00				
2023	2023-660106189	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	115.00				
2022	2022-660106189	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	119.00				



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Lot Data		Square-Foot - NBHD 1142 #1		Primary Image				
Lot Size	0	0						
Lot Count	1							
Units Buildable								
Non-Ag Acres	0.5242							
Topography								
Street Access								
Utilities								
Amenities			0					
			0					
Method	Square-Foot							
Base Lot Value	22,834.00 x 9,678.00 = 9,678							
Factor Value								
Adjustments	1.0000							
Lot Value	9,678							
Residential Data								
Type								
Condition	4 - Good							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	/ /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	9,678				
Total Area	x	Indicated Value	=	9,678				
Adjusted Cost	= 0	Value Per SqFt		0.00				
GRM Approach								
GRM Code								
Gross Rent		0.00						
Indicated Value								
Multiple Regression								
MRA Code								
Adjusted R								
Indicated Value								
Direct Comparables								
Selection Model	A	Adam Test						
Adjustment Model	1	2022 Residential						
Comparables								
Indicated Value								
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements								
Lot Value	9,678							
Indicated Value	9,678	0.00	Per SqFt					
Agland Value								
Site Improvements								
Total Value	9,678	0.00	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value